

Impacts of Second Home Tourism on Restructuring Rural Settlements: A Case Study on Foudije Village, Bahabad County

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Abstract

Nowadays, second house tourism is considered as a new phenomenon which can help rural development process through structural, economical, social and cultural renovation of rural residential. Studies have shown that in Iran, second house tourism mostly includes rural areas which have pleasant climate and natural and attractive sights around cosmopolitan and big cities. A part of the present study's significance is related to the village which is one of the villages of dry and less populated areas in Iran located specifically in south-eastern high altitude mountainous region of Behabad in Yazd province. Present study aims to identify and analyze the consequences of second house expansion in rebuilding Foudije village through applying the present sources. Based on the practical aim of the study and data collection, the research method of the present study is descriptive-analytical. Library research and document revision were also applied to produce the theoretical framework and another part of the required data of the study. Moreover, questionnaire, interview and observation were used as research instruments in field study part. The findings of the study have shown that major part of second house construction has happened during the past decade and the owners of the second houses are mainly from Behabad who belong to employee or mid-city dweller levels of society. The findings of the study are summarized as: investment development, population return to the village, physical development and renewal of the streets, infrastructural development, green sights development, environmental improvement of the village. Which in turn, have caused optimal development and renewal of the village through various investment improvement.

Keywords: *second house tourism, rural residential, rural rebuilding, Foudije village*

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Introduction

Tourism is a universal phenomenon which has undergone significant and ongoing development especially in developed countries years after 1945. This development can be justified through identifying the modern society (Page and Connell, 2009: 1). Consumerist society growth in the developed world since 1950, the importance of leisure time and its improvement, income growth and saving enough time for travelling, all have paved the way for tourism activities (Williams, 2002: 351-367); so that tourism sector has gradually caused economical growth in many countries from the second half of 20th century (Schiefelbusch, 2007: 94-103).

From geographical perspective, tourism is studied mainly in relation to urban tourism, rural tourism and coastal tourism by researchers (Hall and Page, 2005: 3); and topics such as mountain tourism, religion tourism and eco tourism are studied in relation to the aforementioned fields. For instance, in rural region, tourism activities are mainly connected with natural sights (Sanagustín Fons et al, 2011: 551-557).

Based on the studies on tourism, the results are classified into positive and negative outcomes (Archer, 2005: 79-102). In relation to rural tourism, due to the fragile and sensitive structure of the region, tourism is frequently considered as one of the main negative elements for the environment. This problem originates from uncontrolled or unplanned development (Logar, 2010: 125-135). On the other hand, tourism development based on planning can help effectively to the improvement of tourism in a certain region through decreasing or omitting unpleasant consequences and also can improve environmental and cultural stability of local society via economical growth through investment, job creation, infrastructures development and betterment of land use system (Vanderwerf, 2008: 19-20).

Second Home tourism

Second home tourism is one of the modern forms of human movement which has gained attention due to city dwelling development and social welfare increase and leisure and relaxing time need (Williams

& Shaw, 2009: 326-325). Second home which has other names like holiday homes (Australia) (Frost, 2003: 2), recreational homes (Gartner, 1987: 38-57), or villas, are mostly constructed in natural regions like rural regions, seashores, lakes, and mountains with pleasant climate (Reeder & Beown, 2005: 21). It is almost impossible to provide a comprehensive definition of second home tourism due to different perspectives and various geographical, economical, and social-cultural conditions.

But in all definitions, the term "second home" is usually used on holidays and leisure time and the owners' main home is different from the location of second home and is the place where they spend much of their life time (Marjavaara, 2007: 296-317). This movement, between the main home and the second home is the result of modern life nature; spending time and holidays in second homes helps to gain temporary relief from the daily routines and the crowd of city life and also paves the way for having physical and mental comfort for people (Quinn, 2004: 2). Also, the results of many studies have shown that the owners of the second homes are mainly from mid and rich classes of societies (Solana-Solana, M, 2010: 508-517).

Albeit, some researchers have raised this question whether it makes sense to consider the second homes as part of tourism or not (Muller, 2007: 193-201). For instance, in 1970s, Cohen (1974), has stated that the owners of the second homes can not be considered as tourists. Because, their reappearing and returning to their second homes conflicts with the popular and known concept of tourism; and constant abandoning is one of the main elements of defining a tourist; in a way that a tourist is defined as someone who is always seeking to find new destinations (Cohen, 1974: 527-555). In this regard, Reiner Jackson (1986) has stated that the frequency and degree of reappearing or returning of a tourist to a certain place, can be considered of all forms of tourism properties.

Jackson, finally has stated that the owners of the second homes are constant tourists who always commute between their first and second residing places (Jackson, 1986: 367-391). Based on this definition, the first dwelling is considered as the work place and occupation and the other place is used for recreation, sightseeing, comfort and resting; moreover, second home tourism in comparison to the general

properties of other forms of tourism has special features. In this regard, many others have expressed similar ideas (Coppock, 1977; Nordin, 1993;; Gill, 1998; Diaz, 1999; Hall et al., 2001; Frost, 2003; Aronsson, 2004; Muller, 2004; Leslie; 2007). Based on Hall and Mouler's perspective, in comparison to other forms of tourism, one of the prominent properties of second home tourism is the constant aid to provide local credits and addition of capitals to local society (Müller & Hall, 2004).

Leslie (2007), believes that the second home tourism is the inseparable section of internal tourism of most developed countries. For example, if we separate second homes from the internal tourism section of the United States, almost half of the internal tourism section activities will be omitted (Leslie, 2007 310-322:). Also, in Canada, second home tourism as a place for night staying, has the third rank in internal tourism after visiting relatives (VFR) and Hotel management (Stevensson, 2004: 55-74).

Most of the researches which have studied the results of second home tourism (positive or negative), have mainly attended the economical, environmental, social-cultural and geographical perspective changes (Deiter & Muller, 2000; Marrjavara, 2008). The interpretations of the results in different geographical and residential conditions seem different. For example in many of the studies, land value increase has been identified as one of the consequences of second home development (Solana-Solana, 2010; Minetos & Polyzos, 2010; etc). This outcome in relation to the dominating conditions of the region and residence can sometimes be considered positively (helping to attract more capitals and improving local economy) or negatively (high cost of buying house, increasing life expenditure and troubling local people).

Rural rebuilding

Rural rebuilding perspective emphasizes deep changes in rural regions (Hoggert & Paniagua, 2001, 41-62). Lovering believes that rebuilding is about qualitative changes in social structure from one form to another (Lovering, 1989: 256). Surveying different perspectives about rural rebuilding issue indicates the existence of extended discussions about this issue. Considering it from a general perspective, rural rebuilding is influenced by main factors including political economy. So, in the vast section of the present world, moving from Fordism to Post-Fordism, Modernism to Post-modernism and Keynesian

Economics to Neo-liberalism place rebuilding has always captured some space in the geographical space of the world (Hoggert & Paniagua, 2001).

These discussions originate from the rearrangement and economical rebuilding of capitalist countries which started in 1970s. The changes which based on David Harvey's perspective conflicted with the capitalist countries' social and economical presuppositions. In a way that changes in the nature of capitalism system resulted in new discussions titled as post-Fordist economy, post-industrial societies and post-modernism culture (Harvey, 1989: 189). Although, these topics were raised for the first time in relation to urban and regional studies, but, since 1980s, gradually included rural topics, too. In a way that changes in the nature of rural economy have been linked with the vast rebuilding of rural regions (specially in advanced capitalist countries) and have aimed at the changes in the relations between production and consumption in rural regions.

For instance, tourism development based on the new rural values, during the decades after the second world war (like, second homes and retirement houses) has resulted in changes in production and consumption and use of rural environment. The development of land and housing market demanded the need for presenting infrastructures, work force, goods and new services; till they are enabled to meet the new and various needs of rural region economy. Finally, the new conditions, changed the environmental arrangement and structure of rural regions; a new pattern in capital circulation, production, consumption, provision and demand system was created which led to rebuilding rural regions (Cloke & Goodwin, 1992: 322-328).

To sum up, based on the afore-mentioned points, based on rural studies, capital element and the relation between production and consumption are known as the main reasons for rebuilding in geographical field. The five capitals including: financial capital, natural capital, social capital, human capital and physical capital are known as the main influential elements in rural development and their betterment plays a critical role in residential stability and rural rebuilding based on new economical, social and cultural patterns (Ashley, 2000; Cherni & Hill; 2009). It should be mentioned that other economists do not consider physical capital as the mere capital

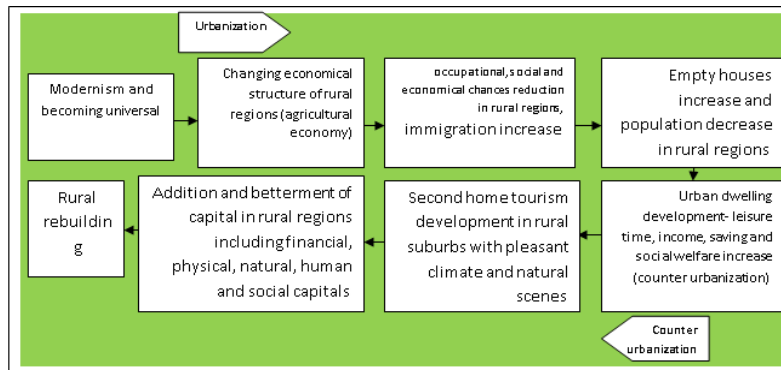
in economy. But they also, present capitals such as human capitals and natural and social capitals, every which has important and considerable effects in economical growth and are taken into consideration in the new economical literature (Saadat, 2008).

Second home tourism and rural rebuilding

Based on a universal scale, economical, political, social and technological changes of the present time and increasing urbanization resulted in many changes in rural regions; a process which still continues. This status caused considerable reduction in rural population in comparison to the urban population (specially in developed countries), and followed by job reduction in agriculture section from the national jobs, in comparison to industry and general services sections. At present, continuous exit of population, young and creative population's abandonment, limited social and economical chances for villagers, destruction and annihilation of natural resources are some of the main rural region issues in most of the countries (Heather, 2011: 111-122).

Meanwhile, tourism development, especially in second homes form, in many rural regions which have natural and touristy scenes has resulted in tourists' movement between urban and rural centers and has created a new process in physical and environmental development in suburbs (Domínguez-Mujica et al, 2011: 645–654). In the literature of geography and other related sciences, a popular topic is counter urbanization which is defined as a process of population movement from urban centers to suburbs. This a decentralizing process which is against urbanization and centralization (Mitchell, 2004: 15-34).

Studies have shown that counter urbanization, in addition to population movement from urban to suburbs, is followed by capital and job movement (Fraser et al, 2005): in a way that in most of the developed countries like the united states, Canada, Australia and western Europe, rural rebuilding perspective founded based on this idea (picture no.1).



Picture no.1 second home tourism and rural rebuilding

Source: Adapted and editing: (Muller et al., 2004)

Research on the process of rural regions' positional and environmental rebuilding nature, considering the consequences of modern population movement, including second home tourism which leads to moving from living and working place to a place for relaxing and recreation, should take the following points into consideration:

What are the differences between the second home inhabitants' life style and activities and their life style and activities in their first workplace and home? and how is it possible to identify these differences and similarities? What are the properties of second home tourism in different social, economical, cultural and geographical and the differences among the inhabitants of second homes in relation to their age, gender and social class? What are the effects of economical power and life style of the inhabitants of second home on rebuilding the regions' economy and identity? Based on which properties of the tourist destination is second home tourism formed? (Williams & McIntyre, 2001: 399). Reviewing the related literature in Iran indicates that no independent study on rural regions rebuilding has been done. But, on rebuilding metropolitan regions; rebuilding, Hajipour, Paksheer and Sarrafi have done studies. The results of the studies have indicated that the outcomes of economical, social and physical rebuilding in the developed countries is moving from urbanization and centralization to region moving and counter urbanization, meanwhile in developing countries the process of rebuilding has increased urbanization and population centralization in city centers and metropolitans (Hajipour, 2007; Paksheer & Sarrafi, 2006).

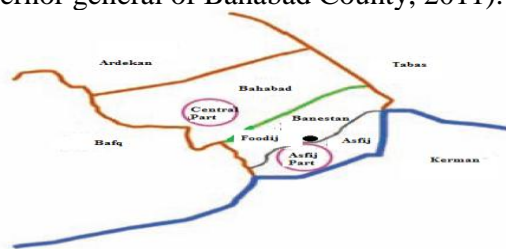
Research methodology

The research method used in this study was practical and for data collection was descriptive and analytical. To form the theoretical frame and gathering the required data, library method was used; another part of data was collected through field studies. Also, questionnaire, interview and observation were used as research instruments in field studies. In a way that for identifying the effects of second home tourism on rural rebuilding, the yardsticks related to the five capitals including: financial, social, human, natural and physical capitals were studied and the yardsticks related to each of the capitals were considered for designing the study.

Introducing the studied village

Foudij village is a sub category of Yazd province, Bahabad county, Asfige section and Bansenan rural community, which has the geographical height including 51 degree 27 western minute and geographical width including 32 degree and 3 northern minute (Papliyazdi, 1990). Based on geographical location, it is located in a mountainous region in southern part of Bahabad county and is one of the mountainous villages with a valley which is located in the heights of Bon loqt mountain and has two chains of mountainous qanat.

The Bon Loqt mountain is one of the highest picks in Yazd Province which has 3002 meters height above free waters level which is located in east of the province. Also, Bahabad county with an area of 7608 kilometers includes two sections of central and Asfige and about 190 hamlets. 81 one of the hamlets have residents and 109 ones are abandoned. Bahabad has semi-arid climate and 153/9 millimeter rainfall yearly. Barren and deserted regions have surrounded northern, eastern and western parts of the county and Dare Anjir desert is located in east of Bahabad (Governor general of Bahabad County, 2011).



Picture no (2) the location of the studied area and Foudije village

Foudije village due to its valley and physical constrictions has limited agricultural lands and has always been known as a low populated

village in relation to permanent population (Table.1). But due to its mountainous and rurally location known as one of the villages with pleasant climate which has adequate water sources in addition to its beautiful nature; this condition has paved the way for attracting more tourists during the past decade and has been heeded by mid and high class of city dwellers in a way that during the past decade second home construction has started in the village and continues with an ascending process.

Tourists ascending attention to this village attracted the attention of the county and province's officials and during the past decade civil budget of Foudije has increased in relation to different aspects and at present Foudije is introduced as the best touristy village of the region.

Table no (1) permanent and non-permanent population changes of Foudije village

Year	1974	1984	1994	2006	2011
Number of permanent population	49	30	8	21	22
Number of families	11	11	4	12	12
Number of non-permanent population (owners of second homes)	0	0	0	60	150
Number of families (owners of second homes)	0	0	0	12	30

Source: Iran Center of consensus 1976-2006; Field studies, 2011



Picture no (1) a second home in Foudije village

Source: Field studies of the author

The results of the study

The role of second home tourism in rebuilding Foudije village in relation to the main effective capitals in creating a positive trend in rural rebuilding was studied. The capitals included: financial, physical, natural, human and social capitals.

1. The role of second home tourism in attracting financial capitals

Financial capitals are defined as state or non-state budgets which are attracted for rural development and construction in village in cash or through applying facilities and machineries. Based on the result of the present study, Foudije did not have any share in provincial budgeting plan till 2005. Since then, the development of second home tourism

attracted the officials' attention and caused increasing budget allocation for Foudige. In this regard, the sum of state budgets allocated to Foudije for development and construction have been 16000000000 billion Rial between 2005-2011.

This includes annual average about 2280000000 million Rial which equals to yearly average about 228 million Toman. More than 90% of the mentioned budgets were spent on developing road and transportation net infrastructures in the village (about 4 kilometers).

Also, in non-state investment section, the major part of investments were spent on building second homes. Based on the results of field studies, average cost for building any villa or second home in Foudije village was about 500000000 Rial. In this regard, according to this point that between 2005-2011 30 units of second homes have been built in Foudije village, the sum of investment in this region is estimated about 15000000000 Rial which equals to 1500000000 Toman. So, every year, the average investment of non-state section in second home field is about 2140000000 Rial which equals to 214000000 million Toman.

The role of second home tourism in developing physical capitals (man-made)

Generally, physical capital or man-made refers to infrastructures facilities such as various ways for buildings, factories and machineries. In this study, physical capitals are defined as those assets which are linked with rural physical and infrastructure development and is influenced by second home tourism development. Among the most important measures taken in this regard, during the years after 2005 in Foudije village include: the development of road net in the village about 4 kilometers, beautification and lighting cobblestones of the road net in the village, designing and pouring concrete for the rivers net in the village, installing floodgates across the valley which is the village's location, applying durable materials in building second homes (metal and concrete structures) hygienic piping and electrifying.

3- the role of second home in developing natural capitals

Based on the present definitions, natural capitals include environmental assets like land, water, jungle, mines, plants and animals which form the surrounding aspect of development.

Nowadays, the evacuation of villages in Iran and human exit from natural surroundings have produced the conditions for destroying

natural resources specially land and soil resources. One of the main results of this condition is the ascending increase in desert creation as one of the main risks nation widely. Since, frequently, the root of these problems is the deficit in the structure of traditional agricultural life style in rural regions.

Attracting external capitals in relation to tourism development, rural industrializing and etc., can create the foundation for ecological stability. The results of the present research confirm the positive effect of second home tourism on preserving, and reviving soil and water resources in Foudije village. The most important taken measures in this regard include:

- dredging and reviving the village's qanats (two chains) for irrigating the summer gardens and proving the water pipe of the village.
- Applying concrete to soiled rivers to improve and preserve water sources
- Developing green surroundings and the gardens of the village in second homes and preventing rural land infertility.

Approximately, 10 percent of every second home is allocated to area and 90 percent is allocated to building and in this way a considerable part of the village's lands are changed to garden and green surroundings. In this regard about 15 hectares of the village's lands are revived around summer and physical surroundings of the village.

- development of natural landscapes of the village

4- the role of second home tourism in developing human capitals

Human capital include trainings, skills, specialties and generally the quality of human work force (Souri, 2006:207-219). Human capitals emphasize productive and creative capacities of humans. Young human force's abandonment is one of the main problems of rural regions.

In a way that experts and specialists of rural development believe that rural houses failure in attracting creative and capable human force is one of the barriers on the way of rural development. So, any measure taken for inviting human force with the mentioned and required qualities can be considered as an essential step for rural development.

The results of the present study have indicated that second home tourism has had considerable effects on attracting human capitals to Foudije village. So much that the owners of second homes in the

village (30 people) are from mid-class and rich class of urban dwellers and hold academic degrees higher than a diploma. Moreover, most of the members of these families are educated and young ones. Based on the obtained results from the interviews during the process of the study, one of the main reasons of development and change in the studied village is the presence of human capital which is effective in the development process of the village:

- An increase in negotiation ability in order to get more civil budgets
- Better management of water and soil resources
- helping the environmental hygiene of the village
- creating more beautiful rural landscapes
- improving the culture of cooperation in the village (affecting social capital establishment).

5- The role of second home tourism in social capital formation

Although, social capital is a new and recent concept in the field of social and economical studies, but, this concept is originated from human social relations. Social capital is defined in different ways, hence, none of them is well-structured. Taking a bird view, one can define as a net of societies, institutes which are established based on common norms and relations based on mutual trust and facilitate cooperation.

Humans who are a member of a small community including a village, society, community and net, sympathize, cooperate, take the responsibility and trust in relation to other members of the group and encourage each other for doing group works and norms and share the required information for getting common benefits. So, social capital is produced in a group, society or social network.

One of the results of second home tourism development in Foudije village is social capital formation. The performed interviews have indicated a high level of social trust and cooperation in group works during the field studies. An objective evidence to support this point is the Foudije civil committee establishment. The committee includes the owners of second home in Foudije village. The purpose for the establishment of the committee is group negotiating on civil affairs and development of the village and group decision making on these fields. Among the practical measures of the committee has been collecting financial help from the owners of second homes for investment in the village's civil and development affairs.

Table No (2) summary of the results; the role of second home tourism in developing types of capitals in Foudije village

Socio-cultural impacts of tourism ... 65

Financial capital	Physical capital or man made	Natural capital	Human capital	Social capital
-Attracting state budgets allocated to Foudije for development and construction have been 16000000000 billion Rial between 2005-2011. -Attracting non-state budgets through constructing second homes between 2005-2011 30 15000000000 Rial	the development of road net in the village . -beautification and lighting cobblestones of the road net in the village, - designing and pouring concrete for the rivers net in the village - installing floodgates across the valley which is the village's location, -applying durable materials in building second homes (metal and concrete structures) -hygienic piping and electrifying.	- dredging and reviving the village's qanats (two chains) for irrigating the summer gardens and proving the water pipe of the village. - Applying concrete to soiled rivers to improve and preserve water sources - Developing green surroundings and the gardens of the village in second homes and preventing rural land infertility. - development of natural landscapes of the village	- An increase in negotiation ability in order to get more civil budgets - Better management of water and soil resources - helping the environmental hygiene of the village - creating more beautiful rural landscapes - improving the culture of cooperation in the village (affecting social capital establishment).	social capital formation based on high level of social trust and cooperation in group -the Foudije civil committee establishment including the owners of second home in Foudije village and investment in the fields of group development and civil measures of the village

Summary and conclusion

The finding which gains significance at the end of this study is whether the changes occurred in Foudije village can be placed within a rural and geographical rebuilding frame. In this regard, if we consider rural rebuilding the cause for creating deep changes in economical, social and physical structure and surroundings of rural houses which in turn, changes the foundation of social life and the dominating trends in geographical condition of the village, one will be able to reach the required and related results.

During the past decades, especially with the entrance of oil to the economical life style of the country, political economy and the dominating trend in directing the capitals in relation to the country's condition had a significant responsibility in the developmental pattern of the country. So much that ascending urbanization and centralization has been among its properties, specially, in the capital and several other cities. Meanwhile, rural region development based on new patterns of development and the role of external capitals have considerable significance in rural rebuilding.

Rural tourism and specially, second home tourism can attract objectively types of capitals to rural regions and better application of the present capitals, pave the way for rural rebuilding. The results of the present study confirm this point. So much that second home tourism based on external capitals has made the formation of new capitals and their better application possible and also has changed the

foundation of social life and the dominating trends in geographical conditions, so that suitable conditions for economical, social, cultural and physical development are created in a way that one can claim a new structure is ruling over the geographical condition of the village through different aspects and rural rebuilding has formed based on new trends.

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